

Exhibit E

State of Maine Finish Specifications

Energy Star: The State of Maine requires leased facilities undergo a walk-through energy audit to ascertain the buildings Energy Star Rating.

Office Design Color Coordination

Floor covering, wall covering, furniture partitions, counter surfaces and window treatments will be color coordinated within a harmony of color as designated by the Department. Window treatments to be supplied by the lessor.

Lessor will be required to work with the Department's office design color coordinator in developing the integration of the harmony of colors throughout the office.

Sheet Carpet

Floor areas designated for carpeting shall be covered with material meeting the minimum following specifications:

- A. Construction: Level Loop
- B. Gauge: 1/13
- C. Stitch Rate: 8.5/inch
- D. Tuft Density: 108.8 tufts/sq inch
- E. Pile Height Average: 0.117 inch
- F. Pile Thickness: 0.081 inch
- G. Density Factor (UM44D): 8,000 oz/cu yard
- H. Fiber System: Antron Legacy Nylon 6,6 BCF with Static Control & Ensure Soil Resistant Protection
- I. Dye Method: 60% Solution/40% Space Dyed
- J. RS Adhesive: Peel and Stick installation; RS adhesive pre-applied to backing during manufacture
- K. Overall Product Recycled Content (based on Total Weight): minimum 40%
- L. Product Pre-Consumer Content (based on Total Weight) minimum 30%
- M. Product Post-Consumer Content (based on Total Weight) minimum 10%
- N. Recycled content certified by a neutral, independent, third party organization such as Scientific Certification Systems
- O. Third Party Environmental Certification: NSF 140 Platinum rating
- P. Environmental Impact: No pesticides added to product (US EPA Registered Antimicrobials)
- Q. Cushion Type: Recycled Content Closed Cell Cushion
- R. Cushion: 98% Recycled Content Cushion
- S. Cushion Compression Set: Maximum 10%
- T. Cushion Compression Deflection: Minimum 7; Maximum 25 lbs/sq. inch at 25%
- U. Cushion Density: 28.5 lbs per cubic ft
- V. Cushion Thickness: 0.125 inch
- W. Total Product Weight: 106.9 oz/sq yd +/- 5%
- X. Moisture Barrier: Impermeable to moisture and airflow. No penetration of backing after 10,000 impacts. Moisture Penetration by Impact Test @ 10 psi: The British Spill is not an acceptable measurement for moisture barrier.
- Y. Static Propensity: AATCC 134: 3.5 kv or less
- Z. Flooring Radiant Panel: Class 1 ASTM E-648 or NFPA 253
- AA. Seam Integrity: No seam separation after 50,000 cycles per Phillips Chair Test

- BB. Warranty: non-prorated (25) twenty-five year limited warranty
- CC. Indoor Air Quality: Must be certified in CRI's Green Label Plus program for carpet
- DD. Recyclability: product must be one hundred percent (100%) closed-loop recyclable back into flooring.

Recycling program: Manufacturer must be able to reclaim and recycle installed carpet. Manufacturer must have a collection system and an operational recycling program for broadloom and structured backed vinyl products. Manufacturer must have written guarantee that 100% of the recovered vinyl backed carpet will be recycled and that no portion of the product will be landfilled or incinerated (including waste-to-energy).

Other: Smoke density and Flammability tests must meet State and Federal Codes.

Tile Carpet

- AA. Construction: Level Loop
- BB. Gauge: 1/13
- CC. Stitch Rate: 8.5/inch
- DD. Tuft Density: 108.8 tufts/sq inch
- EE. Pile Height Average: 0.117 inch
- FF. Pile Thickness: 0.081 inch
- GG. Density Factor (UM44D): 8,000 oz/cu yard
- HH. Fiber System: Antron Legacy Nylon 6,6 BCF with Static Control & Ensure Soil Resistant Protection
- II. Dye Method: 60% Solution/40% Space Dyed
- JJ. Adhesive: Peel and Stick installation method; RS adhesive pre-applied to backing during manufacture
- KK. Overall Product Recycled Content (based on Total Weight): minimum 50%
- LL. Product Pre-Consumer Content (based on Total Weight) minimum 40%
- MM. Product Post-Consumer Content (based on Total Weight) minimum 10%
- NN. Recycled content certified by a neutral, independent, third party organization such as Scientific Certification Systems.
- OO. Third Party Environmental Certification: NSF 140 Platinum rating
- PP. Environmental Impact: No pesticides added to product (US EPA Registered Antimicrobials)
- QQ. Secondary Backing Recycled Content: 100% Recycled Content Secondary Backing
- RR. Secondary Backing Density: Min. 65 lbs/cu ft +/- 5%
- SS. Total Product Weight: 130.5 oz/sq yd +/- 5%
- TT. Static Propensity: AATCC 134: 3.5 kv or less
- UU. Flooring Radiant Panel: Class 1 ASTM E-648 or NFPA 253
- VV. Delamination: No delamination per ASTM D-3936
- WW. Warranty: non-prorated (15) fifteen-year limited warranty
- XX. Indoor Air Quality: Must be certified in CRI's Green Label Plus program for carpet
- YY. Recyclability: product must be one hundred percent (100%) closed-loop recyclable back into flooring.

Recycling program: Manufacturer must be able to reclaim and recycle installed carpet. Manufacturer must have a collection system and an operational recycling program for broadloom and structured backed vinyl products. Manufacturer must have written guarantee that 100% of the recovered vinyl backed carpet will be recycled and that no portion of the product will be landfilled or incinerated (including waste-to-energy).

Other Floor Materials:

Entrances, vestibules, toilet areas, kitchens, break room, storage area, copy room, lobby/reception areas, waiting areas and other areas to be reviewed and approved by the State, may be covered with polished concrete, high resiliency rubber tile, vinyl, ceramic, pavers or quarry tile or terrazzo.

Ceilings

Areas to have suspended acoustical tile ceilings shall have square-edge 24"x48"x5/8", NRC Min. .50-.60, STC Min. 35-39, Armstrong World Industries, Inc., Minaboard Cortega #769 or equal, color to be manufacturer's standard white. Suspension system shall be double-web steel system with 15/16" wide exposed faces on structural members, such as:

200 System; Chicago Metallic Corporation
DX 24 System; U.S.G. Interiors
Prelude 7300 Series, Armstrong World Industries, Inc.

Ceilings shall not exceed ten (10) feet in height.

Acoustical Control

Provide unfaced mineral-fiber blanket insulation to comply with ASTM C 665 for Type I in all walls. Insulation shall, at a minimum, extend from floor to above suspended ceiling and extend three feet horizontally at ceilings to either side of partitions to provide acoustical privacy.

Lighting

This will be reviewed with the State to determine the most comfortable configurations. In general, interior lighting shall meet the most current, low-energy, performance requirements while providing appropriate visibility and comfort.

Lighting will meet all ADA requirements.

Lighting in work areas shall include multiple bank and multiple bulb switching. Lighting in work areas shall be determined by the Department. Remaining areas shall be equipped with acrylic diffuser lenses. Color of light fixture frame components shall match suspended acoustic ceiling grid.

A centrally-supplied emergency lighting system, using either remote heads or area lighting is required.

Interior Doors

All interior doors shall meet applicable code requirements. Doors not required to be fire-rated shall be of solid-core wood construction. All doors to private offices and conference/training/meeting rooms, interview rooms, visitation rooms and work rooms shall have at a minimum a glass sidelight 18 inches wide and equal in height to the door, full light doors or solid core doors with sidelight as determined by the Department. The State may require venetian blinds in supervisor offices side-glass areas and/or full light doors. The State may require additional glass in some locations.

Hardware

Door hardware shall meet applicable life safety code requirements, including panic hardware where required. All doors shall be equipped with ADA-compliant lever locksets or exit devices as required.

Locksets and latch-sets in major public and internal circulation corridors should be mortised, commercial-grade units. In those applications where mortise locksets are not required, commercial-grade heavy-duty bored locksets must be used. Lock sets must be master keyed.

In addition, the State has determined that the following information should be included in order to provide respondents with the most accurate and complete information possible. This information is presented in CSI format.

Division 2 Site Construction

02500-Paving. Provide 2" binder course with Grade C stone aggregate and 1" wearing course for drives and parking areas; 1" binder course with Grade C stone aggregate and 1" wearing course for walkways.

Division 3 Concrete

03300-Cast in Place Concrete. In multi-story buildings, provide 3-1/2" slab for the upper floor.

Division 4 Masonry

04200-Unit Masonry. Wire-cut brick is acceptable. Sample wall must be provided for the Department's review prior to final acceptance.

Division 5 Metals

05510-Metal Stairs. Stairs are to be constructed with metal pan/concrete tread and metal railings.

Division 6 Wood and Plastics

6100. Provide vinyl or rubber cove base in all carpeted or non-ceramic tiled areas(not wood).

Division 8 Doors and Windows

08710-Finish Hardware. All locksets and latch-sets in public and major internal circulation corridors to be mortised, commercial-grade units.

08850-Glass and Glazing. Provide thermal barrier, low-E glazing in anodized frames. Supply manufacturer's specifications for proposed window, including R-value.

Division 9 Finishes

09100-Metal Support Systems

Interior metal drywall studs should be of the gauge necessary for a maximum deflection of L/360 under a 5 psf uniform load.

09250-Gypsum Wallboard. Provide 5/8" GWB.

09310-Ceramic Tile, and 09660-Resilient Tile Flooring. Areas with ceramic tile floor to have a ceramic tile base rather than vinyl cove base.

Division 10 Specialties

10350- Flagpoles. The State requires a lighted aluminum flagpole with internal halyard where the site permits.

10651- Operable Panel partitions. Movable or vinyl-covered wall panels supported from overhead track. Partitions must have an STC rating of 49 or better. Partitions must be supported by dedicated steel beams, with beams and tracks encased in soundproofed construction. Locations and configurations are indicated on the sample floor plans.

10800- Toilet Accessories. All accessories must be specified and installed in accordance with ADA requirements.

Division 11 Equipment

11460-Unit Kitchens. Break rooms will include base cabinets with plastic laminate counters, upper cabinets, frost-free 21 cu. Ft. refrigerator(s), a single-bowl, stainless steel sink with single-lever faucet and commercial-grade

garbage disposal, and a 1.2 cu. Ft., 1,000-watt microwave oven(s). Cabinets may be manufactured or site-built units, or provided as part of a unit kitchen at the developer's discretion.

NOTE: A commercial grade garbage disposal is not required.

Division 14 Conveying Equipment

14200-Elevator. Minimum 6,000 lb. capacity elevator(s) to be provided in multi-story buildings. Dual purpose elevator & Freight.

NOTE: Passenger elevator must be of sufficient size to allow the transport of a person an ambulance stretcher in the fully supine position, without having to raise, lower or bend the stretcher in any way.

Division 15 Mechanical

15400-Plumbing Systems. Fixture counts for employees may need to exceed Maine State Plumbing Code requirements to reflect that the State workforce is predominantly female. **Flushometers or pressure assisted water closets are to be utilized.**

15400- The State requires an ADA compliant refrigerated water fountain(s).

15700-Heating, Ventilation and Air-Conditioning Systems. The HVAC system must maintain 72° in heating season, and 76° in cooling season.

NOTE 1: Control systems must be zoned, must be programmable and must provide manual overrides by zone.

Division 16 Electrical

16140-Wiring Devices. Provide four duplex outlets in private offices. Provide four outlets for every staff member/workstation. All electrical power outlets for computer equipment must be on dedicated circuits.

16500-Lighting. Provide centrally-supplied emergency lighting system, using either remote heads or area lighting.

OTHER REQUIREMENTS:

1. An entry vestibule (single air-lock) at the main entrance to the building is required. Both the exterior and interior doors of the vestibule will be operable with push paddles.
2. An at-grade loading area with an oversized door or double door.
3. Motion sensors are required and will be placed strategically throughout the building.
4. All lighting will at minimum be energy efficient LED, with full service lighting controls to include but not limited to light switches, dimmers & manual overrides.
5. Non operable windows are preferred.
6. Flooring in the main entry, lobby/waiting area, storage room, mail room, supply room, labs, showers and break rooms to be finished concrete; Flooring in all other areas to be vinyl tile.
7. If new construction, radiant heat is preferred, but not required.
8. HVAC system must have manual overrides.
9. Passenger elevator must be of sufficient size to allow the transport of a person an ambulance stretcher in the fully supine position, without having to raise, lower or bend the stretcher in any way.
10. Storage room for paper products will be at the lower level (dry basement)

- 11. Recycling located on each floor
- 12. Cell repeaters
- 13. Designated Telco & Utility Rooms